

GOOCH HILL WEST NEIGHBORHOOD PLAN

SECTION 5: PLAN IMPLEMENTATION

5.1: Status of the GHW Neighborhood Plan: Once adopted by the County Commission, after public hearings and recommendation of the County Planning Board, the Gooch Hill West Neighborhood Plan will become a part of the Gallatin County Growth Policy. The adoption of the Plan will amend the County Growth Policy for the Plan Area. As such, it will provide greater detail and direction for the future of the Plan Area, and define it as a growth area for future development. As described in Section 1.3, the GHW Neighborhood Plan conforms to the Growth Policy.

5.2: Use of the GHW Plan: In future years, property owners within the Plan Area may choose to develop their land and submit applications for subdivision review. They will make this decision within the guidelines of the Plan. Their applications will be evaluated by staff and advisory agencies with respect to consistency with the adopted Plan. Each application will be expected to conform to the basic land use pattern, adopted arterial street alignments, and other basic components of the Plan or propose amendments to the Plan. Some flexibility is expected as future conditions change, but major changes may require Plan amendment to maintain the integrity and consistency of the Neighborhood Plan.

Conformance to the Plan will improve predictability and allow efficiency of review by reducing the need for basic environmental and community impact information.

5.3: Concurrence of Proposed Development with Infrastructure Capacity: The scale of the Plan and the many separate property ownerships within the Plan Area do not accommodate specific definition of proposed infrastructure improvements to serve new development. Instead, a more appropriate strategy is defined:

Concurrence of new and/or expanded infrastructure components to serve proposed development.

“Concurrence” means that the impacts of new development can be mitigated by availability of new capacity for roads, water service, wastewater treatment, etc. Such needed capacity becomes “available” when the necessary infrastructure (roads, water wells, wastewater treatment facilities, et al) are EITHER physically present and connectable to the new development OR such infrastructure improvements are committed/ bonded and approval of new development will be conditioned upon their completion and connection.

5.3.1: Water and Sewer: Partnership with the Rae Water & Sewer District will involve on-going discussions and incremental agreements to expand the District boundaries and facilities. The Plan incorporates the goal of avoiding any additional cost to existing users within the District as new facilities are planned and constructed. Each proposed subdivision will either individually or in association with other land owners obtain agreement from the District for new water and sewer capacity required to meet development needs. Such impacts will be mitigated in this manner.

5.3.2: Arterial Roads: The extension of rights-of-way and construction of new arterial roads to serve the Plan Area will be subject to analysis and decisions evolving from the pending update of the Greater Bozeman Area Transportation Plan. Exact alignments, scheduling of improvements and proposed financing are also subject to this transportation plan update.

It is the intent of the GHW Plan that the cost of all arterial road improvements be shared among those land owners/developers and the public that benefit.

5.3.3: Trails, Parks and Open Space: Implementation of the planned system of pedestrian trails. Parks and open space will also be implemented incrementally.

Section 4 of this Plan describes the framework of the Trails/ Parks/ Open Space system. Land owner/ developers are encouraged to cooperate and to consolidate their proposed improvements to this system based upon a cost /benefit basis.

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